





## Industrial space

28 133 m<sup>2</sup>, Prague 10, Dolní Měcholupy, Ke Kablu

**Ask for price**

<b>Total area</b>	28 133 m <sup>2</sup>
<b>Available area for rent</b>	28 133 m <sup>2</sup>
<b>Ceiling height</b>	12.5 m
<b>Floor loading capacity</b>	5 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	G
<b>Reference number</b>	40117

**28,133 sq.m. of** industrial and office space for lease in Dolní Měcholupy. This new park offers the premises designed and constructed to the highest A class standard. This park is suitable for logistics, distribution warehousing, light production, but mostly is oriented for Hi-Tech companies focused on standard operations like IT or RD, Ecommerce etc. The Goal is to create good condition for operation with higher value added services which are supported by Prague labour force. Its a nice combination of usage public and industrial environment in one Hi-Tech park, which will be unique on market within its character and nice environmental integration. The premises are directly designed according to the needs and requirements of the tenant. Available within 12 months after signing the contract.

### Location:

Its an old revitalized park of former Kovošrot industrial zone, Dolní Měcholupy. There is Zentiva building nearby located as well as park is close to public living zone which leads developers to think about school and children playgrounds around with parking zones dedicated not only for customers and supplies but also for public. Therefore park is mostly suitable for combination of warehouse and retail like commercial premises.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 71 car parking places
- 293 shared parking places
- BREEAM Very Good certified

### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m.
- Clear height 12,5 m (zoning up to 25 m)
- 12 Docks
- 14 Drive-ins
- Skylights min. 2 %
- Column grid structure 24 x 12 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

- Office space according to the client's requirements

Lessee pays no commission.



